

#0-22-19

Subject Matter: Zoning of Parcels #0704 037. Approximately 6.037-acres located on the south side of Veterans Parkway within the larger 27.392-acre Rivers tract

Date First Presented at Council Public Meeting: 7-18-19

Date of Public Hearing Before City Council: 8-01-19

Date of Adoption: 8-01-19

Date of Public Notice Published in Fayette News: 7-03-19

**CITY OF FAYETTEVILLE
COUNTY OF FAYETTE
STATE OF GEORGIA**

ORDINANCE NUMBER 0-22-19

CITY OF FAYETTEVILLE, GEORGIA

PREAMBLE AND FINDINGS OF FACT

The City of Fayetteville (the “City”), has received an application from **Randolph-Williamson** for initial zoning for property described in Exhibit “A” attached hereto. (Said property shall be referred to herein as “Property”). The City has given notice to the public of this proposed Zoning as required by law and public hearings have been conducted as required by law. The City had complied with the requirements of O.C.G.A. § 36-36-4 and § 36-36-6 prior to the adoption of this ordinance.

ORDINANCE

IT IS HEREBY ADOPTED AND ORDAINED BY THE CITY OF FAYETTEVILLE AS FOLLOWS:

ARTICLE I

The zoning classification of the described property is amended and modified, and the zoning classification of the property described in Exhibit “A” attached hereto and incorporated herein, shall be, and is hereby established as **O-I Office Institutional**, pursuant to the City of Fayetteville’s Zoning Ordinance.

The City’s new ordinance classification upon the described property shall become immediately effective. The City’s Official Zoning Map is hereby amended to reflect this rezoning.

ARTICLE II

Any ordinance or part of any ordinance in conflict herewith is hereby repealed.

ARTICLE III

If any section, subsection, sentence, clause, phrase, or other portion of this ordinance for any reason is held invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed as a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portion hereof.

ARTICLE IV

This ordinance shall become immediately effective upon its adoption. Conditions may be included in the minutes of the City Council, which are part of this ordinance, and any representations submitted by the applicant to the City Council, and accepted by the City Council, and reflected in the minutes of the City Council, which representations shall be an amendment to the rezoning application and a part of this ordinance

APPROVED BY THE MAYOR AND COUNCIL OF THE CITY OF FAYETTEVILLE at a regular meeting of the Mayor and Council on the 1st day of August 2019, by the following voting for adoption:

ATTEST:

Edward J. Johnson, Jr. Mayor

Richard J. Hoffman, Mayor Pro Tem

Anne Barksdale, City Clerk

Kathaleen Brewer, Council Member

Paul C. Oddo, Jr., Council Member

Harlan Shirley, Council Member

Scott Stacy, Council Member

EXHIBIT "A"

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 8 of the 7th District, City of Fayetteville, Fayette County, Georgia, and being more particularly described as follows:

BEGINNING at a point on the southeasterly right-of-way of Veterans Parkway (120' R/W) 958.59 feet southwesterly from the intersection of the southeasterly right-of-way of Veterans Parkway and the north line of Land Lot 8; thence leaving said right-of-way South $44^{\circ} 59' 17''$ East, a distance of 62.77 feet to a point; thence 174.22 feet along a curve to the left, said curve having a chord of South $62^{\circ} 48' 47''$ East 171.42 feet and a radius of 280.00 feet to a point; thence South $80^{\circ} 38' 18''$ East, a distance of 104.18 feet to a point; thence South $09^{\circ} 21' 42''$ West, a distance of 59.71 feet to a point; thence 272.70 feet along a curve to the right, said curve having a chord of South $37^{\circ} 36' 57''$ West 261.78 feet and a radius of 276.50 feet to a point; thence South $65^{\circ} 52' 11''$ West, a distance of 702.82 feet to a point; thence 91.70 feet along a curve to the right, said curve having a chord of North $79^{\circ} 06' 16''$ West 86.09 feet and a radius of 75.00 feet to a point; thence North $44^{\circ} 04' 42''$ West, a distance of 57.66 feet to a point on the southeasterly right-of-way of Veterans Parkway; thence along said right-of-way North $45^{\circ} 00' 56''$ East, a distance of 899.06 feet to a point, being the POINT OF BEGINNING.

Said tract contains 6.026 acres of land.